

11 4 5 11

FILED
GREENVILLE CO. S. C.
SEP 9 10 52 AM '75
CONNIE S. TANKERSLEY
R.H.C.

SBA LOAN NO. GP-7: 11 10 00-COLA

BOOK 1048 PAGE 203

MORTGAGE

(Participation)

BOOK 71 PAGE 455

This mortgage made and entered into this 5th day of September 1975, by and between John H. Paxton

(hereinafter referred to as mortgagor) and Southern Bank & Trust Company

(hereinafter referred to as mortgagee), who maintains an office and place of business at 306 East North Street, Greenville South Carolina,

FILED
GREENVILLE CO. S. C.
SEP 10 3 16 PM '80
CONNIE S. TANKERSLEY
R.H.C.

7818



FULL AND SATISFIED THIS 8th DAY OF Sept 1980
SOUTHERN BANK AND TRUST COMPANY
GREENVILLE, SOUTH CAROLINA

BY: *John H. Paxton*
WITNESS: *Connie S. Tankersley*

BY: *[Signature]*

Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagee hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon, the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagee shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever to be simple or such other estate, if any, as is stated herein.

The mortgagee covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated September 5, 1975 in the principal sum of \$ 40,000.00 signed by John H. Paxton on behalf of himself.

10000

1048-203

4328 IV-2